081.0	0001	0014.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 790,100 / 790,100
					USE VALUE: 790,100 / 790,100
					ASSESSED: 790,100 / 790,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
459	-461	SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOUGAN PATRICE M & SHAWN M
Owner 2:	
Owner 3:	
Street 1:	461 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ASH ELIZABETH -
Owner 2:	-
Street 1:	459 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,415 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Asbestos Exterior and 2328 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4415.000	442,100		348,000	790,100
Total Card	0.101	442,100		348,000	790,100
Total Parcel	0.101	442,100		348,000	790,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.39 | /Parcel: 339.3

Legal Description

User Acct 50116

GIS Ref

GIS Ref

Insp Date 10/12/18

Entered Lot Size

Total Land:

Land Unit Type:

!6551!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	442,400	0	4,415.	348,000	790,400	790,400	Year End Roll	12/18/2019
2019	104	FV	341,800	0	4,415.	353,000	694,800	694,800	Year End Roll	1/3/2019
2018	104	FV	341,800	0	4,415.	263,500	605,300	605,300	Year End Roll	12/20/2017
2017	104	FV	320,900	0	4,415.	238,700	559,600	559,600	Year End Roll	1/3/2017
2016	104	FV	320,900	0	4,415.	228,700	549,600	549,600	Year End	1/4/2016
2015	104	FV	286,600	0	4,415.	193,900	480,500	480,500	Year End Roll	12/11/2014
2014	104	FV	278,600	0	4,415.	184,000	462,600	462,600	Year End Roll	12/16/2013
2013	104	FV	289,500	0	4,415.	175,000	464,500	464,500		12/13/2012

PRINT

Date	Time
12/10/20	21:18:44

LAST REV

Date	Time
10/16/18	09:26:25

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6551

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ASH ELIZABETH,	62622-264		9/12/2013		525,000	No	No		Y
ASH ELIZABETH J	50851-276		3/10/2008	Family	1	No	No		
MURRAY ELIZABET	49887-240		8/2/2007	Family	1	No	No		
SALVATORE SUANN	27168-492		3/28/1997		183,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/1999	138	Wood Dec	4,500					8X16 WDK
7/28/1998	501	Manual	3,960					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	CC	Chris C
5/28/2009	Measured	189	PATRIOT
3/28/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT
3/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50116
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4415		Sq. Ft.	Site		0	70.	1.13	5			Med. Tr	-10					348,043						348,000	

Total AC/HA: 0.10135 | Total SF/SM: 4415 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 348,043 | Spl Credit | Total: 348,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10103095
Const Adj.:	0.93100190
Adj $ / SQ:	174.261
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600625
Depreciation:	158565
Depreciated Total:	442060

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

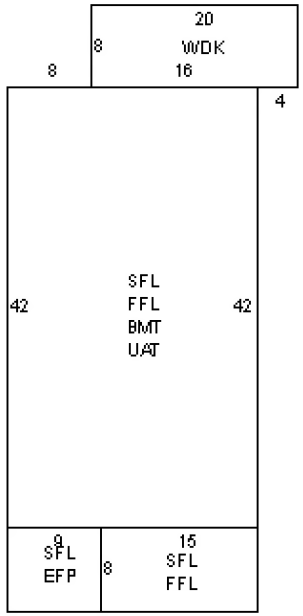
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	174.26
Special Features:	0	Val/Su Net:	115.73
Final Total:	442100	Val/Su SzAd	189.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,200	174.260	209,113
FFL	First Floor	1,128	174.260	196,566
BMT	Basement	1,008	52.280	52,696
UAT	Upper Attic	252	69.700	17,565
WDK	Deck	160	11.400	1,825
EFP	Enclos Porch	72	60.550	4,360

	Net Sketched Area:	3,820		Total:	482,125
Size Ad	2328	Gross Are	4576	FinArea	2328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	